

**BOEING REALTY CORPORATION
FORMER C-6 FACILITY
LOS ANGELES, CALIFORNIA**

TECHNICAL MEMORANDUM

**SAMPLING AND ANALYSIS SUPPLEMENT
PARCEL A**

**To: Mr. Brian Mossman
Boeing Realty Corporation
3760 Kilroy Airport Way, Suite 500
Long Beach, CA 90806**

From: Haley & Aldrich, Inc.

Date: January 25, 2001

**Re: Sampling and Analysis Supplement for the Boeing Realty Corporation, Former C-6 Facility –
Parcel A, Los Angeles, California**

Haley & Aldrich, Inc. is herein providing this technical memorandum to describe additional sampling activities to be conducted on Parcel A of the Boeing Realty Corporation's (BRC's) Former C-6 Facility in Los Angeles, California (subject parcel).

OVERVIEW/PURPOSE

It is proposed that three soil borings be advanced on the subject parcel. Soil samples will be obtained within the soil borings and will be analyzed to provide additional information regarding volatile organic compounds (VOCs) in soil beneath the northeastern portion of Parcel C and south-central portion of the subject parcel.

SAMPLING LOCATIONS

The proposed soil boring locations are depicted on the attached Figure 1. As indicated in the figure, these borings will be located within approximately 100 feet north of the south-central boundary of the subject parcel. This area is currently an asphalt-paved parking lot associated with an Auto Nation retail establishment.

PRE-FIELD AND FIELD ACTIVITIES

A description of the pre-field and field activities is presented below.

Site Access and Utility Clearance

Obtain access to the subject parcel from the current property owner. It is understood that BRC will contact the property owner and coordinate access. Once access is obtained, locate the proposed boring locations based on their relationship to previous boring locations and property boundaries. The proposed borings will specifically be located as follows:

- Boring PD-20: Approximately 25 feet northeast of former Boring 2BB-36-15
- Boring PD-21: Approximately 30 feet north of former Borings 2BB-36-14 and 2BB-35-8
- Boring PD-22: Approximately 25 feet northwest of former Boring 2BB-36-16

A licensed land surveyor may be needed to locate these former borings if sufficient Parcel C control is not available. Utilities and other apparent subsurface anomalies will be cleared through Underground Services Alert and a private utility locator firm. The proposed boring locations will be adjusted, as necessary, to avoid damage to underground and above ground utilities during drilling. Prior to drilling, each boring will be hand-augured to a depth of 5 feet below ground surface (bgs) to avoid possible damage to unmarked utilities.

Traffic/Pedestrian Control and Community Health and Safety Monitoring

Traffic cones or other barricades will be used to control vehicular and pedestrian access to the boring locations (investigation area). In addition, air monitoring and other health and safety controls and practices will be followed in accordance with the site investigation health and safety plan to provide protection to persons outside of the investigation area. Should unsafe or unhealthful conditions be identified, the investigation procedures will be stopped and/or modified to mitigate the unacceptable conditions.

Drilling and Sample Collection

The borings will be advanced to depths of up to approximately 70 feet bgs using a truck-mounted hollow stem auger drill rig or similar drilling equipment. Soil samples will be collected within vadose zone soil at depths of approximately 5, 10, 15, 20, 30, 40, 50, 60, and 70 feet bgs.

It is understood that the top 10 to 15 feet of soil was excavated from Parcel A. It is further understood that a layer of clay was placed at this depth, and the excavated area backfilled with clean fill prior to development. Since the upper approximately 10 to 15 feet of soil is not thought to be impacted, soil samples collected in the borings at 5 and 10 feet bgs will only be subjected to laboratory analysis if impacts are apparent (e.g., apparent soil discoloration or odors) and total organic vapor concentrations in sample headspace are greater than 10 parts per million per volume (ppmv) as measured by a photoionization detector (PID).

Investigation-derived wastes (IDW) will be managed in accordance with the *Site-Wide Soil and Waste Management Plan*, dated October 31, 2000. Soil cuttings and equipment decontamination fluids (detergent solution, and rinsate water) will be containerized, and transported to Parcel C for temporary storage within a secured location until transport to an appropriate disposal/recycling facility or treatment on Parcel C. Other IDW such as disposable personnel protective equipment, plastic sheeting, and other miscellaneous trash will be double-bagged in plastic bags, and transported to Parcel C for later disposal as municipal waste.

The borings will be tremmie-filled with a bentonite/neat cement slurry in accordance with Department of Water Resource (DWR) and Regional Water Quality Control Board (RWQCB) policies. No boring will be left open while unattended. The ground surface will be patched with asphalt to return the area to its original (pre-drilled) condition.

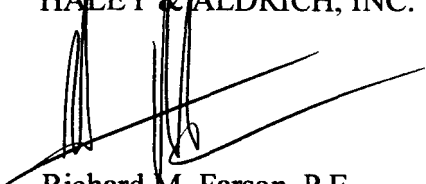
ANALYSES

Each soil sample collected below 10 feet bgs will be analyzed for VOCs following U.S. Environmental Protection Agency (EPA) Method 8260B. Soil samples collected at 5 and 10 feet bgs will be analyzed by EPA Method 8260B only if impacts are detected in the field, as described above.

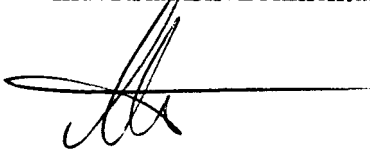
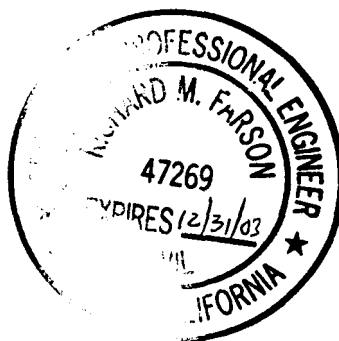
INVESTIGATION-DERIVED WASTE (IDW) MANAGEMENT

IDW generated during the course of the investigation will be managed, as noted above, in accordance with the *Site-Wide Soil and Waste Management Plan*, dated October 31, 2000.

Sincerely yours,
HALEY & ALDRICH, INC.

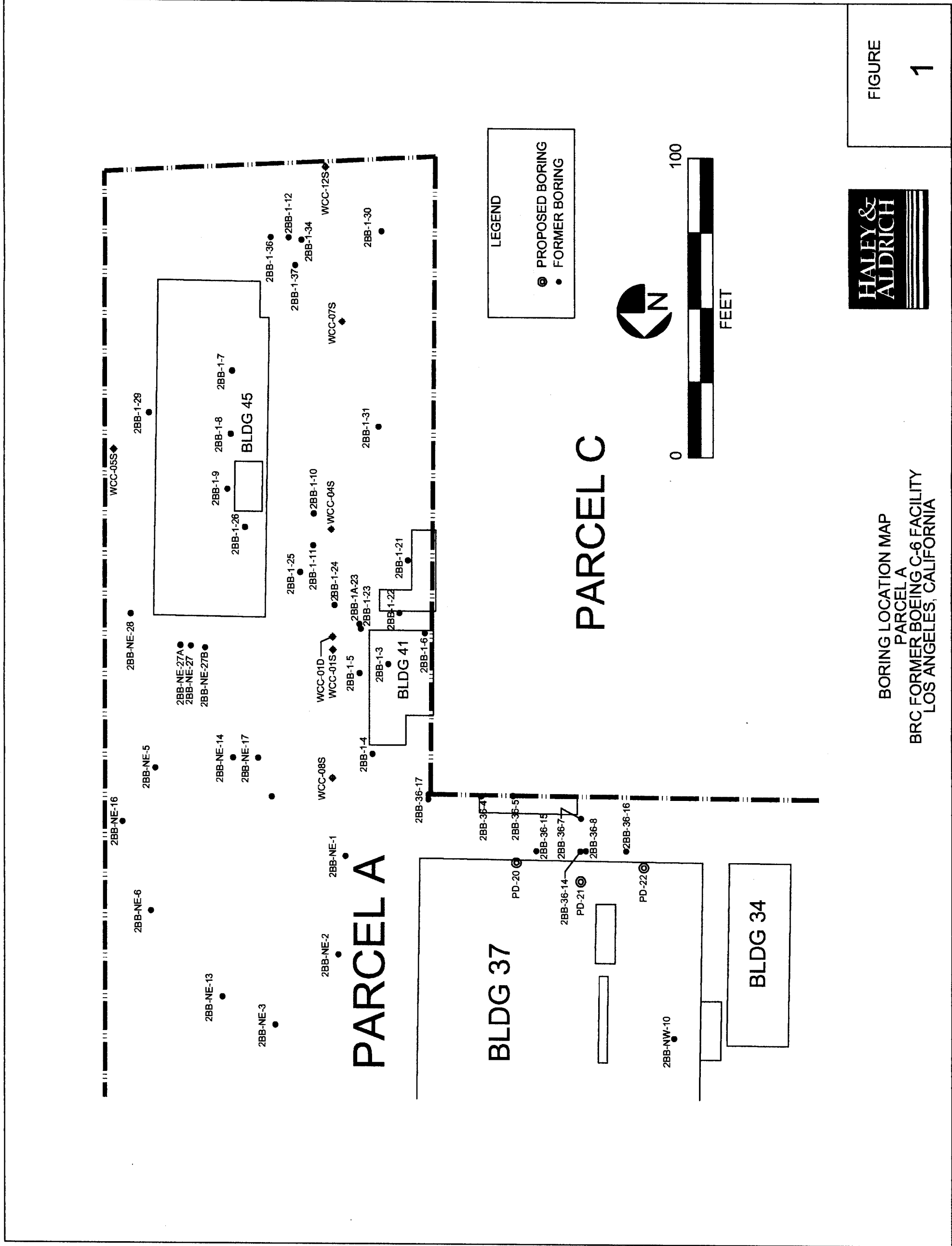


Richard M. Farson, P.E.
Senior Engineer
Industrial Environmental Group



Scott Zachary
Vice President
Industrial Environmental Group

Attachments: Figure 1 – Proposed Soil Sampling Locations



BORING LOCATION MAP
PARCEL A
BRC FORMER BOEING C-6 FACILITY
LOS ANGELES, CALIFORNIA

FIGURE

1

9 February 2001
C6-BRC-T-01-004

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
Los Angeles Region
320 W. 4th Street, Suite 200
Los Angeles, CA 90013



Attention: John Geroch

Subject: **SAMPLING AND ANALYSIS PLAN SUPPLEMENT, PARCEL A
AND PARCEL D FOR BOEING REALTY CORPORATION,
FORMER C-6 FACILITY, 19503 SOUTH NORMANDIE AVENUE,
LOS ANGELES, CA**

Dear Mr. Geroch:

Please find enclosed for your review, copies of the subject documents prepared by
Haley & Aldrich for Boeing Realty Corporation.

If you have any questions concerning this document, please contact the undersigned
at 562-593-8623.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Stephanie Sibbett'.

Stephanie Sibbett
Boeing Realty Corporation

Cc: Mario Stavale, Boeing Realty Corporation
Scott Lattimore, Long Beach Division

enclosure